



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Major Office Buildings
Previous Physical Inspection: 11/97-7/98

Sales - Improved Summary:

Number of Sales: 22

Range of Sale Dates: 5/96 – 3/99

Sales – Ratio Study Summary:

	Total	Sale Price	Ratio	COV
1998 Value	\$53,555,400	\$62,533,700	85.6%	15.62%
1999 Value	\$60,495,300	\$62,533,700	96.7%	15.97%
Change	+\$6,939,900		+ 11.1%	+.35%
%Change	+13%		+ 13%	+2.24%

*COV is a measure of uniformity.

Sales used in Analysis: All improved sales, which were verified as good, and have not been remodeled since purchased were included in the analysis.

Population -Average Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value:	\$4,214,355	\$30,845,899	\$35,060,254
1999 Value:	\$4,835,347	\$34,097,527	\$38,932,874
Percent Change:	14.7%	10.5%	11%

1998 Total Assessed Value: \$4,873,375,404

1999 Total Assessed Value: \$5,411,669,488

Number of Improved Parcels in the Population: 134

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, I recommend posting them for the 1999 Assessment Roll